

**TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION
SPECIAL MEETING MINUTES
Jarvis Hall
4505 Ocean Drive
Thursday, August 11, 2016
6:30 PM**

1. CALL TO ORDER, MAYOR SCOT SASSER

Mayor Scot Sasser called the meeting to order at 6:00 p.m. Also present were Vice Mayor Mark Brown, Commissioner Alfred "Buz" Oldaker, Commissioner Elliot Sokolow, Commissioner Chris Vincent, Town Manager Bud Bentley, Assistant Town Manager Tony Bryan, Town Attorney Susan L. Trevarthen, Finance Director Lisa Fuentes, , Public Information Officer Steve d'Oliveira, and Town Clerk Tedra Smith.

2. PLEDGE OF ALLEGIANCE

3. NEW BUSINESS

**a. Authorize Staff to Negotiate to Acquire the Majestica Apartment,
4410 Bougainvilla Drive (Tony Bryan, Assistant Town Manager)**

Prior to discussing 4410 Bougainvilla Drive, Town Manager Bud Bentley provided the Commissioners with copies of a spreadsheet created by the Broward Metropolitan Planning Organization (MPO) for use in educating the public about the proposed Broward County surtax, which will be on the November 2016 ballot. Staff has also compiled a list of projects they feel are consistent with the Town's current direction which could be accomplished using surtax revenue over the next 30 years. Town Manager Bentley noted that since this was a special meeting, no additional items could be added to the agenda and so no discussion was appropriate about the material provided.

Town Manager Bentley recalled that the Commission first considered purchasing the Majestica Apartments, located at 4410 Bougainvilla Drive, in late 2015. A public meeting on this topic was held in December 2015, at which the Commission elected not to move forward with the proposed purchase at a price of \$2.75 million.

Town Manager Bentley noted that recently, the purchaser of the Beach King property at 100 Commercial Boulevard has spoken with Town Staff about development plans for the property, as the new owner has plans that would require additional parking. The realtor representing this owner also spoke with the realtor representing the Majestica property, which is still on the market. Town Staff was notified that the owner of the Majestica property is considering a price reduction to \$2.725 million, or \$25,000 less than the original price.

Town Manager Bentley explained that if the Commissioners authorized Staff to enter into discussions with the property owner, Staff could put together a contract, which would be advertised for at least 30 days, followed by a public hearing before the Commission to present new and updated appraisal information. The owner of the 100 Commercial Boulevard property has suggested entering into a partnership with the Town to purchase the Majestica property and develop it jointly for parking. Town Staff has made it clear that the Commission has no interest in developing a parking structure at this time, although the owner is interested in the possibility of parking-in-lieu or another program.

Mayor Sasser emphasized that the Commission will take no vote at tonight's meeting with regard to purchase of the subject property: the intent is to determine whether or not they wish to move forward with discussions of a purchase.

At this time Mayor Sasser opened public comment.

Lisa Caronto, resident, stated that in December 2015, purchase of the Majestica Apartments was determined not to be a sound expense for the Town. She did not feel the proposed purchase would be justified at this time.

With no other individuals wishing to speak at this time, Mayor Sasser closed public comment.

Mayor Sasser requested a review of the 2015 discussion of the proposed purchase. Assistant Town Manager Tony Bryan replied that the suggested revenue would come to \$2921 per year per parking space. The property would yield 31 spaces. The new cost of land would come to \$87,903 per space, or approximately \$800 less than the cost discussed in 2015. Demolition and construction costs would come to \$50,265. The total cost per space would equal just over \$98,000. Given the projected revenue per space, it would take 30 years for the proposed lot to pay for itself.

Commissioner Vincent requested additional information on the comparative costs of other parking spaces in the Town. Assistant Town Manager Bryan advised that for the A1A lot, the initial purchase in 2005 was at a cost of just over \$1 million; however, this lot was purchased in increments. A subsequent purchase of land to be developed into an additional 40 spaces was made in 2006 for \$3 million.

Town Manager Bentley stated that this information can be provided in full at an upcoming public meeting if the Commission elected to proceed with discussions of the prospective purchase.

Commissioner Sokolow commented that public projects of this nature rarely pay for themselves, and recommended that the Commission instead determine if the proposal would serve a public purpose. He pointed out that land costs are not expected to

decrease, and the Town is still in need of additional parking. He asked that the estimated ongoing parking revenues per space, three to five years in the future, also be provided at a later public meeting.

Vice Mayor Brown observed that while he had no issue with a joint purchase agreement with a private entity, he could not support the proposed purchase if the Town is expected to provide further parking exemptions to a business or businesses. He pointed out that the Town's parking spaces generate a positive cash flow, and there are already sufficient monies in the Parking Fund to purchase and develop the proposed lot. He agreed with Commissioner Sokolow that the overall public good must be taken into consideration, and that the Town should proceed with negotiations.

Commissioner Oldaker emphasized that Staff is following the appropriate procedures to schedule a public meeting to present due diligence and discuss this Item further. He asked if there were any specific circumstances contributing to the purchase of previous parking locations.


Commissioner Vincent noted that the proposed parcel is contiguous with another parcel already owned by the Town, and could serve to complete a greater area that would be controlled by the Town.

Mayor Sasser concluded that he is also in favor of pursuing negotiations regarding the prospective purchase. He recommended that the Commissioners consider the length of time necessary for a proposed taxpayer investment to pay for itself, and advised that an already busy intersection near the subject property would only become busier in its current configuration if the property becomes a parking lot. He added that a solution must also be proposed for the individuals currently residing on the site.

Commissioner Sokolow made a motion, seconded by Commissioner Oldaker, to authorize Staff to negotiate. Motion carried 5-0.

4. ADJOURNMENT

With no further business to come before the Commission at this time, the meeting was adjourned at 6:34 p.m.



Mayor Scot Sasser

ATTEST:



Town Clerk Tedra Allen

9-12-16

Date